

CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

MEETING OF JUNE 21, 2017

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, June 21, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONINGS

1. **Lee St and Nassau St (Peninsula) - TMS# 4590504207** – approx. 1.46 ac. Request rezoning from General Business (GB) to Mixed-Use/Workforce Housing (MU-1/WH).
RECOMMENDED APPROVAL
2. **Sanders Rd (West Ashley) - TMS# 3060000011, 087 & 088 (portions)** – approx. 4.36 ac. Request rezoning from Single-Family Residential (SR-1) & Diverse Residential (DR-6) to General Office (GO).
RECOMMENDED APPROVAL
3. **82 Spring St (Cannonborough-Elliottborough - Peninsula) - TMS# 4600803176 (a portion)** – approx. 0.09 ac. Request rezoning from Diverse Residential (DR-2F) to Limited Business (LB).
RECOMMENDED APPROVAL
4. **1809 Beechwood Rd (West Ashley) TMS# 3540700005** – 0.89 ac. Request rezoning from Single-Family Residential (SR-1) to Single-Family Residential (SR-6).
RECOMMENDED APPROVAL
5. **575, 577 & 579 Meeting St and Walnut St (Peninsula) TMS# 4631604021, 020, 019 & 034** – 1.33 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed-Use/Workforce Housing (MU-2/WH).
RECOMMENDED APPROVAL
6. **Meeting St and Romney St (Peninsula) - TMS# 4631202054 through 4631202061** – 0.522 ac. Request rezoning from Limited Business (LB) to Mixed-Use/Work Force Housing (MU-2/WH).
DEFERRED BY APPLICANT
7. **Line St (Peninsula) - TMS# 4590503136** – 0.517 ac. Request rezoning from Light Industrial (LI) to Mixed-Use/Work Force Housing (MU-2/WH).
RECOMMENDED APPROVAL
8. **52 Line St (Peninsula) - Right-of-Way** – approx. 0.90 ac. Request rezoning from the 55/30 Old City Height District to the 100/30 Old City Height District.
RECOMMENDED APPROVAL
9. **Line St (Peninsula) - TMS# 4590503136** – 0.517 ac. Request rezoning from the 55/30 Old City Height District to the 100/30 Old City Height District.
RECOMMENDED APPROVAL
10. **445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD).
DEFERRED BY APPLICANT

SUBDIVISIONS

1. **Greenway Preserve (Mutual Dr – West Ashley) TMS# 3100600106** – 5.22 ac. 18 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).

DEFERRED BY APPLICANT

2. **Governors Cay, Phase 5 (Forrest Dr – Cainhoy) TMS# 2710002150** – 6.704 ac. 22 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).

APPROVED

3. **Farr Street Homes (Daniel Island) TMS# 2750000182** – 3.74 ac. 13 lots. Request subdivision concept plan approval. Zoned Daniel Island Residential (DI-R).

APPROVED

ZONINGS

1. **3037 Maybank Highway and adjacent properties on Maybank Hwy and Zelasko Dr (Johns Island) TMS# 3130000075, 071, 072, 073, 231, 252, & 332** – approx. 26.436 ac. Request zoning of Business Park (BP) and General Office (GO). Zoned Maybank Highway Corridor Overlay District (OD-MHC) in Charleston County.

RECOMMENDED DISAPPROVAL

2. **Bees Ferry Rd and Hughes Rd (West Ashley) TMS# 2870000054 & 347** – approx. 12.439 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

3. **938 Savannah Hwy (West Ashley) TMS# 4181300191** – 0.15 ac. Request zoning of General Business (GB). Zoned Saint Andrews Area Overlay District (OD-STA) in Charleston County.

RECOMMENDED APPROVAL

4. **1642 Pierpont Ave (West Ashley) TMS# 3530300129** – approx. 0.46 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENTS

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-319 to add additional restrictions for off-site parking for restaurant and catering uses.**

RECOMMENDED APPROVAL

2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-220 (b) (1) pertaining to the list of criteria considered for an exception to be granted by the Board of Zoning Appeals for an accommodations use within the Accommodations Overlay Zone.**

RECOMMENDED APPROVAL INCLUDING THE AMENDMENTS STATED BY STAFF DURING THE MEETING AND THE STAFF RECOMMENDATION OF A REQUIREMENT FOR THE PROVISION OF SHUTTLES TO DOWNTOWN HOTELS LOCATED OUTSIDE THE CENTRAL ACCOMMODATIONS ZONE.

3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by adding to Article 9 thereof a new Part 7 providing for a temporary moratorium on the acceptance or processing of development applications pertaining to properties located in non-residentially zoned districts on James Island that exceed 4 units or 1500 square feet.**

RECOMMENDED DISAPPROVAL

4. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **pertaining to Article 2, Part 15 – Mixed Use 1 - Workforce Housing District and Mixed Use 2 - Workforce Housing District.**

RECOMMENDED APPROVAL WITH AMENDMENT TO REQUIRE 15% FOR 15 YEARS AND THE FEE IN LIEU CALCULATION BE DETERMINED BY CITY COUNCIL.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **1991 Clements Ferry Road (Cainhoy) TMS# 2680000125** – 5.8 ac. 2 lots. PUD. Preliminary subdivision plat under review.
2. **Bennett's Bluff (Fort Johnson Road – James Island) TMS# 4280000013** – 31.0 ac. 86 lots. SR-1. Preliminary subdivision plat pending approval.
3. **Hopewell Drive (Cainhoy) TMS# 2620000008** – 11.5 ac. R/W. PUD. Preliminary subdivision plat approved.
4. **Floyd Drive Utility Parcel (West Ashley) TMS# 3010000027** – 152.0 ac. 2 lots. GB & GP. Final subdivision plat recorded.
5. **Overture Coburg Road Drainage Parcel (West Ashley) TMS# 3490800001 & 3491200011** – 36.3 ac. 2 lots. PUD & SR-1. Final subdivision plat recorded.
6. **Lucky Road (James Island) TMS# 3410000026 & 103** – 3.2 ac. 3 lots. SR-1. Final subdivision plat recorded.
7. **Cainhoy South (Clements Ferry Road) TMS# 2620000008** – 66.7 ac. 70 lots. PUD. Preliminary subdivision plat under review.
8. **Grimball Road Extension (James Island) TMS# 4270000081** – 0.8 ac. 3 lots. SR-1. Preliminary subdivision plat pending approval.
9. **Cooper Judge Lane (James Island) TMS# 4270000113** – 0.4 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
10. **Grand Oaks, Phases 5 & 6 (Proximity Drive – West Ashley) TMS# 3010000686 & 695** – 20.4 ac. 30 lots. PUD. Final subdivision plat pending approval.
11. **Woodbury Park, Phase 1 (Killifish Road – Johns Island) TMS# 3130000050** – 20.4 ac. 47 lots. SR-1. Final subdivision plat pending approval.
12. **Stonoview, Phase 4 (River Road – Johns Island) TMS# 3450000073 & 163** – 87.7 ac. 171 lots. PUD. Preliminary subdivision plat pending approval.
13. **Goldberg Tract (River Road – Johns Island) TMS# 3120000064** – 26.4 ac. 2 lots. RR-1 & C. Preliminary subdivision plat under review.
14. **The Cottages, Phase 3 (River Road – Johns Island) TMS# 3120000125** – 15.3 ac. 60 lots. PUD. Preliminary subdivision plat pending approval.
15. **Essex Farms Single Family (Essex Farms Drive – West Ashley) TMS# 3090000003** – 2.6 ac. 9 lots. LB. Preliminary subdivision plat under review.
16. **Floyd Drive Extension (West Ashley) TMS# 3010000027** – 0.8 ac. 2 lots. GB & GP. Preliminary subdivision plat under review.
17. **Oak Bluff, Phase 1C (Clements Ferry Road – Cainhoy) TMS# 2630002003** – 63.2 ac. 63 lots. SR-1. Preliminary subdivision plat under review.
18. **The Gardens at Riverview Farms (River Road – Johns Island) TMS# 3120000062** – 24.6 ac. 83 lots. PUD. Final subdivision plat recorded.

19. **Magnolia PUD, Phase 2 (Braswell Street – Peninsula) TMS# 4640000025, 026, 028, 029, 035, 039, 040** – 35.6 ac. R/W. PUD. Preliminary subdivision plat pending approval.
20. **Essex Village (Henry Tecklenburg Drive – West Ashley) TMS# 3090000003** – 12.7 ac. 41 lots. PUD. Preliminary subdivision plat pending approval.
21. **Freeman's Point Shared Open Space Lots (Eutaw Battalion Drive – James Island) TMS# 4270000065** – 1.3 ac. 4 lots. PUD. Preliminary subdivision plat approved, final subdivision plat recorded.
22. **Parcels BB-5 & CC-6 (Daniel Island Drive – Daniel Island) TMS# 2750000203 & 2770000011** – 21.3 ac. 73 lots. DI-R. Final subdivision plat recorded.
23. **Heritage Oaks, Phase 2 (Ferguson Road – James Island) TMS# 3370000457** – 2.9 ac. 14 lots. SR-3. Final subdivision plat recorded.

Road Construction Plans

1. **Daniel Island Drive Roundabout (Daniel Island)** – Road construction plans under review.
2. **Bennett's Bluff (Fort Johnson Road – James Island) TMS# 4280000013** – 31.0 ac. 86 lots. SR-1. Road construction plans pending approval.
3. **Oakfield, Phase 5B (Cane Slash Road – Johns Island) TMS# 2780000128** – 25.1 ac. 57 lots. PUD. Road construction plans pending approval.
4. **Cainhoy South (Clements Ferry Road) TMS# 2620000008** – 66.7 ac. 70 lots. PUD. Road construction plans under review.
5. **Stonoview, Phase 4 (River Road – Johns Island) TMS# 3450000073 & 163** – 87.7 ac. 171 lots. PUD. Road construction plans under review.
6. **The Cottages, Phase 3 (River Road – Johns Island) TMS# 3120000125** – 15.3 ac. 60 lots. PUD. Road construction plans under review.
7. **Floyd Drive Extension (West Ashley) TMS# 3010000027** – 0.8 ac. 2 lots. GB & GP. Road construction plans under review.
8. **Oak Bluff, Phase 1C (Clements Ferry Road – Cainhoy) TMS# 2630002003** – 63.2 ac. 63 lots. SR-1. Road construction plans under review.
9. **Magnolia PUD, Phase 2 (Braswell Street – Peninsula) TMS# 4640000025, 026, 028, 029, 035, 039, 040** – 35.6 ac. R/W. PUD. Road construction plans under review.
10. **Essex Village (Henry Tecklenburg Drive – West Ashley) TMS# 3090000003** – 12.7 ac. 41 lots. PUD. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.